

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Ventura County**

State: **CA**

PJ's Total HOME Allocation Received: **\$17,975,331**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	99.78 %	94.82 %	9	94.94 %	87	89	
% of Funds Disbursed	97.46 %	83.49 %	5	84.35 %	94	96	
Leveraging Ratio for Rental Activities	12.13	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.69 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.76 %	60.98 %	16	68.05 %	84	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.09 %	78.15 %	21	79.65 %	64	71	
% of 0-30% AMI Renters to All Renters***	63.79 %	41.60 %	13	44.76 %	77	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.41 %	91.58 %	45	94.31 %	38	41	
Overall Ranking:			In State:	1 / 92	Nationally:	96 97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,125	\$32,063		\$25,245	232 Units	44.80 %	
Homebuyer Unit	\$27,661	\$19,349		\$14,395	181 Units	34.90 %	
Homeowner-Rehab Unit	\$23,494	\$26,200		\$20,186	48 Units	9.30 %	
TBRA Unit	\$1,275	\$2,753		\$3,142	57 Units	11.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ventura County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$286,031	\$102,606	\$23,494
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.7	39.5	93.8	33.3
Black/African American:	1.3	1.1	0.0	5.3
Asian:	0.9	3.4	0.0	1.8
American Indian/Alaska Native:	0.9	0.6	0.0	1.8
Native Hawaiian/Pacific Islander:	0.9	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	1.8
Asian/Pacific Islander:	1.3	1.7	0.0	0.0

ETHNICITY:

Hispanic	42.0	52.5	6.3	56.1
----------	--	--	---	--

HOUSEHOLD SIZE:

1 Person:	51.3	18.6	45.8	10.5
2 Persons:	15.9	19.8	45.8	26.3
3 Persons:	10.2	18.1	4.2	33.3
4 Persons:	8.8	27.7	0.0	15.8
5 Persons:	7.1	8.5	2.1	3.5
6 Persons:	4.9	5.1	2.1	8.8
7 Persons:	1.3	1.7	0.0	1.8
8 or more Persons:	0.4	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.5	17.5	4.2	8.8
Elderly:	7.5	4.5	70.8	0.0
Related/Single Parent:	20.4	17.5	4.2	70.2
Related/Two Parent:	23.5	53.7	6.3	15.8
Other:	2.2	6.8	14.6	5.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.7	0.0 [#]
HOME TBRA:	0.4	
Other:	26.5	
No Assistance:	51.3	

of Section 504 Compliant Units / Completed Units Since 2001 122

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ventura County

State: CA

Group Rank: 96
(Percentile)

State Rank: 1 / 92 PJs

Overall Rank: 97
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	90.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	97.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

